061.A	0007	0003.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	259,400	/	259,400
USE VALUE:	259,400	/	259,400
ASSESSED:	259,400	/	259,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: G3

Owner 1:	FARRELL MICHAEL W
Owner 2:	STEIN BRITTANY T
Owner 3:	
Street 1:	7 COLONIAL VILLAGE DR #3
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BELL KEYONA -
Owner 2:	-
Street 1:	7 COLONIAL VILLAGE DR #3
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 632 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	259,400			259,400
Total Card	0.000	259,400			259,400
Total Parcel	0.000	259,400			259,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.44 | /Parcel: 410.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	127632
GIS Ref	
GIS Ref	
Insp Date	10/25/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 061.A-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	252,100	0	.		252,100	252,100	Year End Roll	12/18/2019
2019	102	FV	230,100	0	.		230,100	230,100	Year End Roll	1/3/2019
2018	102	FV	175,100	0	.		175,100	175,100	Year End Roll	12/20/2017
2017	102	FV	134,900	0	.		134,900	134,900	Year End Roll	1/3/2017
2016	102	FV	132,200	0	.		132,200	132,200	Year End	1/4/2016
2015	102	FV	116,700	0	.		116,700	116,700	Year End Roll	12/11/2014
2014	102	FV	94,200	0	.		94,200	94,200	Year End Roll	12/16/2013
2013	102	FV	94,200	0	.		94,200	94,200		12/13/2012

!5397!

PRINT

Date	Time
12/10/20	20:17:42

LAST REV

Date	Time
05/15/18	14:54:45

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5397

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BELL KEYONA,	70058-438		10/11/2017		270,000	No	No		
MADONNA CLAUDE	68504-153		11/30/2016		205,000	No	No		
	13787-605		9/13/1979		23,500	No	No		N

USER DEFINED

Prior Id # 1:	127632
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2010	641	Manual	2,625					FRAMING REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
3/14/2018	SQ Returned	EMK	Ellen K
10/25/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6021																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	F - Front
Total Units:	
Floor:	
% Own:	0.657700002
Name:	9 - 6021

DEPRECIATION

Phys Cond:	GD - Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.5	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.44936705
Const Adj.:	1.06049991
Adj $ / SQ:	491.857
Other Features:	32721
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343575
Depreciation:	84176
Depreciated Total:	259399

COMMENTS

Building Number 7.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1				HB	0	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	491.86
Special Features:	0	Val/Su Net:	410.44
Final Total:	259400	Val/Su SzAd	410.44

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	632	491.860	310,854
	Net Sketched Area:	632	Total:	310,854
Size Ad	632	Gross Are	632	FinArea 632

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

061.A-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	